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January 15, 2016

County of San Diego
Department of Planning and Land Use
5510 Overland Avenue
San Diego, CA 92123

Escondido Fire Department
1163 N. Centre City Parkway
Escondido, CA 92026

SUBJECT: FIRE PROTECTION PLAN - LETTER REPORT
SVBF Temple Major Use Permit
Record I.D.: PDS2015-MUP-15-001
Environmental Log No.: PDS2015
Assessor Parcel Number: 241-080-47

This Fire Protection Plan (FPP) - Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The proposed project is a Major Use Permit for a Hindu Temple. The project would include a new 17,475 square foot main temple building containing kitchen and dining facilities and multi-purpose hall. The project would also include five priest residences consisting of two duplexes and one single unit. The 19.52 acre site is in an A-70 zone and is currently vacant. Access would be provided by private driveways connecting to Old San Pasqual Road.

ENVIRONMENTAL SETTING

- 1. Location:** The project site is located along Old San Pasqual Road between Summit Drive and San Pasqual Road in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County.
- 2. Topography:** The project site is shown in the San Bernardino Base and Meridian. It is in Township 12 South, Range 1 West. The project consists of northeast, east and southeast facing slopes, with steep slopes at the western portion of the property and southwest of Old San Pasqual Road. The onsite elevations range from approximately 426 feet above mean sea level in the southeastern portion of the property to 620 feet above mean sea level at the highest point along the western property line.
- 3. Geology:** Steep topography constrains the proposed pad locations and access road. The proposed project is located at the center of the property, north of Old San Pasqual Road where slopes are more gentle. A small drainage area runs along the northern boundary of the property. Although the drainage area traverses the legal parcel, it does not lie within the area to be developed.
- 4. Flammable Vegetation:** With the exception of a stand of Eucalyptus along the existing entry drive and native Sycamore and Willow along a natural drainage channel, the existing site is a fallow agricultural field with one year's growth of naturally occurring low grasses and widely scattered invasive species such as Tree Tobacco, Castor Bean and Tumbleweed. The grouping of approximately 20 Eucalyptus with some understory native shrubs along the entry drive will be removed by the new construction. Plants in the drainage that parallels Highway 78 and is 160' to 290' from the proposed buildings consist of mature California Sycamore, Willow, Mulefat and a few invasive species such as Chinaberry.

Principals: Jonathan Dominy AIA | Wayne Holtan AIA | David Keitel AIA | David Pfeifer AIA | John Pyjar AIA

2150 West Washington Street, Suite 303, San Diego, California 92110 619.692.9393 domusstudio.com

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5. **Climate:** The project site is within an inland valley of San Diego County. The nearest weather station in Escondido reports an average maximum temperature of approximately 85 degrees from June through October. Like any other site in San Diego County this area is subject to Santa Ana winds during the late summer and fall.

PROJECT EXPOSURE TO WILDLAND FIRES

1. **Water Supply:** The project will be supplied by the Rincon Del Diablo Municipal Water District. The project will be conditioned to annex into the District. Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Required fireflow in water main is 2500 gallons per minute.

2. **Fire Access Roads**

Location: The primary access will be by private road from Old San Pasqual Road.

Width: All onsite access roadways are a minimum of 24 feet in improved width with all-weather surface suitable for travel by 75,000 lb. fire apparatus.

Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Grade: The maximum grade proposed by the project is 12%. Grades greater than 15% are not permitted without mitigation; grades greater than 20% are prohibited.

Surface: The project access roads will be surfaced with a minimum 4" asphaltic concrete over approved base.

3. **Setback from Property Lines:** Minimum setback from the centerline of Old San Pasqual Road is 60 feet. Minimum setback from property lines abutting national forests, open space preserves, and designated riparian areas is 100 feet.

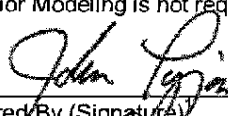
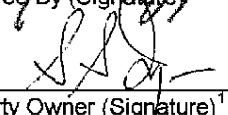
4. **Building Construction:** All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code.

5. **Fire Protection Systems:** All habitable structures and attached garages shall have residential fire sprinklers per County Code or County Consolidated Code requirements.

6. **Defensible Space:** A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized.

7. **Vegetation Management:** Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.

8. **Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this **FPP – Letter Report**.

	January 27, 2016	John Pyjar, Principal, domusstudio architecture	
Prepared By (Signature)	Date	Printed Name	Title
		S S IYER, President SUBF	
Property Owner (Signature) ¹	Date	Printed Name	

1 The FPP – Letter Report will not be accepted without original signatures.